

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** May 21, 2009

**Meeting No.:** 96

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**Project:** The Greenhouse and Residences at Stadium Place

**Phase:** Final

**Location:** Stadium Place PUD

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**PRESENTATION:**

Mitch Posner of GEDCO began the presentation with an update on the awarded and pending funding that GEDCO has received for the project. Magda Westerhout of Marks, Thomas Architects then presented the revised plans and elevations and the design team's responses to the recommendations last made by the Panel. She also presented a materials board and described the lighting and signage. Lydia Kimball of Mahan Rykiel Associates presented the final landscape plan.

**RECOMMENDATIONS OF THE PANEL:**

The Panel felt that the design team was very responsive to the comments made by the Panel and felt that the project had improved every step along the way. However, the Panel did have several comments:

"Tower". The majority of the Panel thought that the inclusion of the brick tower (as a reference to the central fireplaces for the greenhouse units) was a positive element to the building. However, it was felt that the tower needed to be stronger to differentiate it from the screened porch. It was recommended that the tower be taller than the screened porch, that it be wider than the screened porch (on the entry elevation), and that the brick surround to the windows be wider to allow the tower to read more as a masonry element. Also, it was recommended that the bay in the tower facing the oval project further (the bay that projects at the entrance appears more successful). Finally, it was suggested that there be some articulation or patterning to the brick on the towers to reduce the appearance of being a bland slab.

Entrance and canopy. It was felt that the entrance canopy needed to be a stronger element – it was too similar to the porch roof and its relationship to the porch roof was awkward (in that they were almost touching).

Interior Common Space. It was recommended that the architect continue to develop the interior common space in a way that emphasizes it as a central place.

**PANEL ACTION:**

Final Approval recommended.

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**Attending:**

Mitch Posner – GEDCO

Magda Westerhout, Brad Holder – Marks Thomas

Lydia Kimball – Mahan Rykiel

Susan Williams – STV

Jay Brodie, Ben Stone – BDC

Messrs. Ramberg, Schack, Cameron and Britt – Panel

Bob Quilter, Anthony Cataldo - Planning